

**TOWN OF ROCKY HILL
GOVERNMENT OPERATIONS COMMITTEE
MEETING OF MAY 4, 2015**

Present: Chairwoman Nadine Bell and Councilor Guy Drapeau. Also present were: Guy Scaife (Town Manager), John Mehr (Finance Director), Lorel Purcell (O & G Industries, Inc.) and Adam Palmer (Friar Associates).

Absent: Councilor Tim Moriarty and Jim Sollmi (Director of Community Development Services).

I. CALL TO ORDER AT 6:30 p.m.

Chairwoman Nadine Bell called the May 4, 2015 meeting of the Government Operations Committee to order at 6:30 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

II. PUBLIC COMMENT

There was no public comment.

III. APPROVAL OF MINUTES

Councilor Drapeau made a motion to approve the Minutes of the April 6, 2015 meeting of the Government Operations Committee. The motion was seconded by Chairwoman Bell and adopted unanimously by those present.

IV. OLD BUSINESS

A. RHHS Update

Adam Palmer said they are actually starting to see some good and tangible progress. The masonry is going up and the roof is on. The windows will be going in this week or next week. He believes that the rooftop units will be going on at the end of next week. This is starting to look really good and they are really excited about it. Within the next couple of months, they should be winding down with submittals and they have all of the big submittals done pretty much since they have pretty much finished the “guts” of this main addition. They will then move from Phase I to Phase II through Phase V. They will be working their way into the existing building and working their way around renovating all of the existing classrooms. It has been a tough road for them to get to where they are but they are finally starting to see “the light at the end of the tunnel”.

Councilor Drapeau asked if there have been any delays with the vendors or supplies, etc. due to the bad winter. Adam Palmer said he isn't aware of anything as far as the materials are concerned. O & G Industries, Inc. had to deal with some loss in time due to the winter conditions and the site being closed for a number of days, as well as for snow cleanup the following days after that. This was factored into their schedule and there is a hard date for Phase I needing to be completed by the end of the summer because it is not an option to miss that date. The manpower loading schedules are being figured out between now and the end of the summer in order to hit that date. Chairwoman Bell asked how far behind they are and how much time they have to make up. Adam Palmer didn't know but he said a new schedule had been issued this morning. He didn't get a chance to look at it in depth. This had been five to seven weeks of lost time at one time which was due to the foundations not being able to be dug and the slab not being able to be poured because of too much snow and the ground being too hard. He knows that Tyson Burk (O & G Industries, Inc.) and people from his office have been having in-depth meetings to update the schedule regularly so they will have this all figured out to make sure that the end date will be hit. Councilor Drapeau figured there was some kind of a delay and he said that they would have some kind of a plan to make up for that time through efficiencies. It sounds like they have this in a document, etc. Lorel Purcell said she was present this evening to represent Tyson Burk. Lorel Purcell said that Tyson Burk had said they are definitely behind schedule but the occupancy date for Phase I isn't being missed and a plan is being worked on as to how they will get there. Councilor Drapeau asked if this will be shared with them next month. Lorel Purcell said yes and said that Tyson Burk will be present then. Lorel Purcell is sure that once a corrective schedule is come up with that it will be distributed. Councilor Drapeau asked because of the winter, if there was any damage to the new addition part that they have been working on or if there was any damage to the infrastructure. Adam Palmer said there wasn't any. Chairwoman Bell asked for this Committee to be kept posted on the corrective schedule.

Councilor Drapeau asked if there were two Change Orders from O & G Industries, Inc. Finance Director Mehr said these were # 4 and # 5. One was a decrease of \$6,006 and one was an increase of \$72,978. He thought it would be better if Tyson Burk spoke about these. Lorel Purcell said Tyson Burk had given her a schedule update as to what is being done on the site and to date, the total for the Change Orders is \$145,494. Lorel Purcell said that Tyson Burk didn't tell her that he was looking for approval on anything today. Chairwoman Bell didn't think this Committee needed to approve anything. This is just part of FYI and part of the process. Finance Director Mehr said these are the Change Orders that have been approved so far by the Public Buildings Commission and the Architect. This is informational but he told this Committee that they can act on it if they prefer to. Chairwoman Bell preferred not to act on this until they get more of an explanation on it and Councilor Drapeau agreed. Chairwoman Bell said maybe they could have this put on this Committee's agenda for their next meeting.

B. Stevens School Sprinkler Project Update

Adam Palmer said they finally got approval from the State to go out to bid for this after a long and arduous process. It had taken a number of conversations back and forth as to whether the elevator and the vestibule that will be attached to the stair tower will be part of the project and eligible for reimbursement, etc. The State finally "saw the light" and this will be part of the code upgrade. Chairwoman Bell confirmed that they will be getting the 40% reimbursement. Adam

Palmer said yes except for the vestibule, which he thinks is seventy square feet or eighty square feet. That will be ineligible for State reimbursement but the sprinklers and elevator will be eligible. Lorel Purcell said they went out to bid on this last Thursday or Friday. Bids will be due on May 27, 2015 and there will be a walkthrough at 4:00 p.m. on May 7, 2015. Two options are being priced. The first option is to have two crews who will have six day workweeks so that all of the sprinkler work can get done this summer. The other option will be to have this dragged out into the school year and to have the sprinklers done by either October or November this year. They want to see what the cost difference will be between the two options so whoever will need to make the decision can decide which of these options they want to go with. Lorel Purcell said they feel that there will probably be a premium to have this all squished into the summer. She mentioned too that someone might not follow the extended version all the way out and they might want to rush to get it done because it would cost them more money seeing they will have to work on second shift. It will cost them less if they can get as much done as they can over the summer. The elevator schedule will stay the same. Chairwoman Bell asked for this Committee to be kept posted on this too.

V. NEW BUSINESS

A. Summer Project – 2015 Updates

i. West Hill Bathroom Upgrades

Chairwoman Bell confirmed that this is off of the table. Finance Director Mehr said it is at the moment but Lorel Purcell did go out for bids. Finance Director Mehr said a group came in stating that the two bathrooms could be done for approximately \$155,000. He said Lorel Purcell had done a scope review with them and she is looking for a letter from the Town on May 18, 2015 to authorize for this to be gone forward with. Lorel Purcell said there is a Town Council meeting on May 18, 2015 so they are looking for some sort of direction at that point to proceed in order to stay on schedule because this is another summer project. Chairwoman Bell thought the last indication from the Bd of Ed was that the Town isn't to go forward with any projects that would require their approval. She asked Town Manager Scaife if that is his understanding and he said yes. Chairwoman Bell said they won't be going forward with this project unless they hear differently. Lorel Purcell said the price will be moot then because it will expire.

ii. Griswold Boilers Replacement

Lorel Purcell believes they went out to bid on this towards the end of March and they got the bids in last week. There were four bidders. There is a scope review meeting scheduled for 11:00 a.m. this Thursday. They are planning on having a recommendation for the Town Council to consider this at their May 18, 2015 meeting. The work on this would start this summer and the boilers are long lead items. Finance Director Mehr said \$375,000 was budgeted for this project when the CIP budget had been put together approximately one month ago and the lowest bid on this came in at \$421,000. He asked Lorel Purcell if she found out about the asbestos and she said it is included in that amount. Finance Director Mehr said the only additional expense will be if they are going to have O & G Industries, Inc. manage the project and that would add another \$40,000 to this. Lorel Purcell said this was to give everyone a "heads-up" for May 18, 2015.

Finance Director Mehr said they could get \$30,000 to \$35,000 of energy rebates because of energy upgrades. Lorel Purcell said they would see this within six months to one year. Councilor Drapeau asked who had given the number for the energy rebates. Lorel Purcell said it was the Engineer (from Bemis Associates). Councilor Drapeau asked if the Engineer had talked to CL & P about this. Lorel Purcell said the Engineer has been talking to the gas company but she didn't know if he has also talked to CL & P. Councilor Drapeau has seen these vendors and they will hang the number out there. Lorel Purcell said the Engineer has to do an application and he has to tell the calculations. The gas company will determine it from there.

Chairwoman Bell asked if there was any idea as to why this came in this much higher. Finance Director Mehr said a lot of this is more because of the timing of this. Everyone wants to have their work done during the summertime so a lot of vendors might have been booked already for other projects. Some people might have thrown a higher bid in and if they get this, they will try to get this done quickly. Chairwoman Bell asked Finance Director Mehr what the total amount would be. Finance Director Mehr thinks this would be \$461,000. Lorel Purcell asked about Bemis Associates' cost and Finance Director Mehr said they are a consultant in the current fiscal year so this is in the budget. Chairwoman Bell said they are approximately \$100,000 over in this and Finance Director Mehr said this would be approximately \$85,000. Councilor Drapeau said he is disappointed about this. Lorel Purcell said some cost saving ideas will be discussed this Thursday at the scope review meeting and they told the vendor about this.

iii. Stevens and West Hill Security Improvements

Finance Director Mehr told the Councilors they had an update on the Phase II grant that had been received and it had originally been written that this would expire in June 2015 but State legislation has been passed and this has been extended until 2016.

VI. OTHER BUSINESS

Finance Director Mehr referred to the copy of the Capital Improvement Program – Budget 2015-2020. (Please see the First Attachment.) For the Stevens School Upgrade, there is approximately \$750,000 in the current year's budget too so there is approximately \$1,000,000 for this project at the moment.

VII. CORRESPONDENCE, COMMUNICATIONS

There was none.

VIII. BILL PAYMENT RECOMMENDATIONS

Councilor Drapeau made a motion that the Government Operations Committee approve the following invoices: (1.) Friar Associates' invoice in the amount of \$13,875 (Please see the Second Attachment.); (2.) O & G Industries, Inc.'s invoice in the amount of \$1,842,089.31 (Please see the Third Attachment.); (3.) Consulting Engineering Services' invoice in the amount of \$2,925 (Please see the Fourth Attachment.); and (4.) EnviroMed Services, Inc.'s invoices in the amount of \$630 and in the amount of \$17,802 (Please see the

Fifth Attachment.) The motion was seconded by Chairwoman Bell and adopted unanimously by those present.

IX. ADJOURNMENT

Councilor Drapeau made a motion to adjourn the meeting at 6:47 p.m. The motion was seconded by Chairwoman Bell and adopted unanimously by those present.

Respectfully submitted,

Jo-Anne Booth
Recording Secretary